

# Ventnor City Planning Board

## Minutes

January 10, 2018, 6:30 pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Jay Cooke called the meeting to order at 6:34pm.

1. Flag Salute
2. Roll Call

### Present

Commissioner Landgraf  
Mike Wiesen  
Tom Halpin  
Jay Cooke  
Tom McAdam  
Roman Zabihach  
Lorraine Sallata  
Marie McQueen  
Dan smith III  
Greer Gaskill  
Peter Tocco  
Tim Koob

### Absent

Leonard Mordell

### Professionals

Leo Manos Esq; Solicitor  
Roger McLarnon; Board Engineer  
Carmella Malfara, Board Secretary/ Administrator

### Procedure

Chairman Cooke announced that the meeting is being in held in accordance with due public notice thereof and pursuant to the NJ State "Sunshine Law", which governs all public meetings. He also advised the Board on the intent of the meeting and procedures which to follow.

### 3. Minutes

Motion was made to adopt December 13, 2017 minutes, by Lorraine Sallata and second by Roman Zabihach and were unanimously approved, with the exception of Commissioner Landgraf who had to abstain.

### 4. Resolutions:

P- 01-2018 –Francisco & Emily Marchese – 605 N Burghley Ave.

P-02-2018 – Robert & Margaret Levy – 109 S Fredericksburg Ave.

A motion was made to adopt the above resolutions by Roman zabihach and second by Lorraine Sallata and were unanimously approved, with the exception of Commissioner Landgraf who had to abstain.

### 5. Re-Organization

Chairman – A nomination for Jay Cooke as Planning Board Chairman for 2018 was received, on a motion of Roman Zabihach and seconded by Marie McQueen and were unanimously approved.

Vice Chairman-A nomination for Tom McAdam as Planning Board Vice Chairman for 2018 was received, on a motion of Marie McQueen and seconded by Lorraine Sallata and were unanimously approved.

Board Engineer- A nomination for Roger McLarnon as Planning Board Engineer for 2018 was received, on a motion of Tom McAdam and seconded by Marie McQueen and were unanimously approved.

Solicitor- A nomination for Leo Manos Esq, as Planning Board Solicitor for 2018 was received, on a motion of Commissioner Landgraf and second by Dan smith III and were unanimously approved.

Secretary- A nomination for Carmella Malfara as Planning Board Secretary for 2018 was received on a motion of Roman Zabihach and by Tom McAdam and were unanimously approved.

### 6. Meeting Dates

A motion was made to approve 2018/2019 meeting dates by Tom McAdam and second by Tim Koob and unanimously approved.

### 7. Applications

\*\* Durhun Construction LLC – 104 N Surrey Ave, Block 151, Lot 19.02, and requesting C variances, has been adjourned until January 22, 2018. The applicant will not have to re-notice.

\*\* Steve & Kathy Hartley – 507 N Somerset Ave, Block 283, Lot 4, located in an R-2 zone. Requesting C variances for lot area, lot width, side yard setback (building left), side yard setback (building right), side yard setback (1<sup>st</sup> fl deck rear), side yard setback (1<sup>st</sup> floor deck/landing-front), side yard setback (1<sup>st</sup> fl deck/landing rear left). The applicant proposes to construct a new modular home. The proposed structure will provide off street parking for two vehicles and will meet all FEMA requirements.

Steve & Kathy Hartley, property owners, are sworn in and give a brief testimony on the history of the property.

Mr. Cooke inquires as to the variances that are being requested.

Mr. Cooke inquires as to the setbacks conforming.

Mr. McLarnon, Board Engineer, is sworn in and reads his review dated 1/8/2018.

Mrs. Sallata informs the applicant, that the landscape ordinance states as long as the landscape is shown on plans, the applicant will have two years to complete the landscape.

Mr. McLarnon inquires as to the number of street trees.

Mrs. Sallata inquires as to the rear yard.

Mr. Hartley states his intension to put grass in the rear yard.

Mrs. McQueen inquires as to what will be on the side of the structure.

Mr. Smith inquires as to the proposed lot coverage.

Mr. Cooke inquires as to the prior setbacks.

Mr. McQueen inquires as to the block wall finishes.

Public portion opens at 7:11pm.

Public portion closes at 7:11pm.

Mr. McLarnon refers to the narrowness of the lot, which triggers the variances. lot area, lot width, side yard setback (building left), side yard setback (building right), side yard setback (1<sup>st</sup> fl deck rear), side yard setback (1<sup>st</sup> floor deck/landing-front), side yard setback (1<sup>st</sup> fl deck/landing rear left).

Mr. Manos reviews the C variances for lot area, lot width, side yard setback (building left), side yard setback (building right), side yard setback (1<sup>st</sup> fl deck rear), side yard setback (1<sup>st</sup> floor deck/landing-front), side yard setback (1<sup>st</sup> fl deck/landing rear left) with conditions.

Commissioner Landgraf inquires as the lot coverage exceeding 65%.

Motion was made to approve C variances for lot area, lot width, side yard setback (building left), side yard setback (building right), side yard setback (1<sup>st</sup> fl deck rear), side yard setback (1<sup>st</sup> floor deck/landing-front), side yard setback (1<sup>st</sup> fl deck/landing rear left) with conditions by Roman Zabihach and second by Lorraine Sallata. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata and Marie McQueen. Nays – None.

\*\*Abdur Rafia & Israth Jahan – 20 N Hillside Ave, Block 98, Lot 12, located in an R-7 zone. Requesting C variances for front yard setback (building Hillside), front yard setback (1<sup>st</sup> fl deck Hillside), front yard setback (building- Frankfort), side yard setback (right), side yard setback (left), building coverage, lot coverage and parking. The applicant proposes to renovate and build an addition to an existing two family dwelling. The applicant proposes to convert the ground floor residential unit to a storage area. The existing second floor will be elevated to provide space for a new first floor unit.

Abdur Rafia, property owner, is sworn in and gives a brief history of the property.

George Loza, Licensed Architect in the state of New Jersey, is sworn in and explains the design.

Mr. Cooke inquires as to the number of bedrooms.

The “Use” variance is not required.

Mr. McAdam inquires as to the number of bedrooms in each unit.

Commissioner Landgraf states that the first floor will be filled to grade.

Mr. Cooke inquires as to the need for a side yard setback.

Mr. McLarnon, Board Engineer reads his revised review dated January 10, 2018.

Mr. Manos inquires as to flood prevention.

Commissioner Landgraf would like clarification on the zoning chart.

Mrs. McQueen inquires as to Super Storm Sandy.

Mrs. McQueen inquires as to siding.

Public portion opens at 7:45pm

Public portion closes at 7:45pm.

Mr. Manos reviews the C variances for front yard setback (building Hillside), front yard setback (1<sup>st</sup> fl deck Hillside), front yard setback (building- Frankfort), side yard setback (right), side yard setback (left), building coverage, lot coverage and parking.

Motion was made to approve the C variances for front yard setback (building Hillside), front yard setback (1<sup>st</sup> fl deck Hillside), front yard setback (building- Frankfort), side yard setback (right), side yard setback (left), building coverage, lot coverage and parking by Marie McQueen and second by Tom McAdam. The motion was unanimously approved, seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabiach, Lorraine Sallata and Marie McQueen. Nays – None.

Commissioner Landgraf Recuses himself.

Mike Wiesen Recuses himself.

Tom Halpin Recuses himself.

Amir Zaken – 104 N Troy Ave, Block 176, Lot 28, located in an R-4 zone. Requesting a D “Use” variance.

Amir Zaken & Jessica Ariff, property owners, are sworn in and give testimony.

Mrs. Sallata inquires as to the Certificate of Non Conformity.

Mr. Smith III inquires as to Certificate of Occupancy.

Mr. McAdam inquires as to the number of gas meters.

Mr. Cooke inquires as to the number of water meters.

Mr. Cooke inquires as to the number of entrances in the front of the dwelling.

Amir Zaken & Jessica Ariff, property owners have a brief discussion and decide to withdraw their application.

Board has a brief discussion.

There being no further business, the motion to adjourn was made by Marie McQueen and second by Dan Smith III and unanimously approved.

Full meeting is available on audio

Respectfully submitted

Carmella Malfara

Planning Board Secretary/ Administrator